

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		BRAND ST, ARLINGTON

OWNERSHIP

Owner 1:	RICHARDSON DONALD/NANCIE	Unit #:	
Owner 2:	TRS/DONALD RICHARDSON TRUST		
Owner 3:			
Street 1:	99 BRAND ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474	Own Occ:	Y
		Type:	

PREVIOUS OWNER

Owner 1:	RICHARDSON DONALD/NANCIE -
Owner 2:	TRS/DONALD RICHARDSON TRUST -
Street 1:	99 BRAND ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,213 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1984, having primarily Vinyl Exterior and 2370 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	10	37A
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land
101	One Family		9213		Sq. Ft.	Site

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9213.000	318,600		487,500	806,100
Total Card	0.212	318,600		487,500	806,100
Total Parcel	0.212	318,600		487,500	806,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	340.13	/Parcel:	340.1

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	318,600	0	9,213.	487,500	806,100	806,100	Year End Roll	12/18/2019
2019	101	FV	264,700	0	9,213.	494,400	759,100	759,100	Year End Roll	1/3/2019
2018	101	FV	261,900	0	9,213.	369,100	631,000	631,000	Year End Roll	12/20/2017
2017	101	FV	261,900	0	9,213.	334,300	596,200	596,200	Year End Roll	1/3/2017
2016	101	FV	261,900	0	9,213.	320,300	582,200	582,200	Year End	1/4/2016
2015	101	FV	265,600	0	9,213.	271,600	537,200	537,200	Year End Roll	12/11/2014
2014	101	FV	265,600	0	9,213.	257,700	523,300	523,300	Year End Roll	12/16/2013
2013	101	FV	265,600	0	9,213.	245,100	510,700	510,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RICHARDSON DONA	52326-475		3/2/2009	Family	99	No	No		
RICHARDSON DONA	52326-474		3/2/2009	Family	99	No	No		
	14194-393		1/1/1981	Forclosure	5,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/2018	1086	Solar Pa	19,747	C				
3/25/2013	411	Manual	1,648	C				
9/13/2010	2008	Siding	14,500					VINYL
8/12/2008	918	Re-Roof	10,700					
6/27/1994	303		10,000					ADD WDK 14X15

ACTIVITY INFORMATION

Date	Result	By	Name
10/23/2018	Inspected	CC	Chris C
9/11/2018	MEAS&NOTICE	CC	Chris C
5/23/2013	Info Fm Prmt	EMK	Ellen K
12/11/2008	Meas/Inspect	189	PATRIOT
3/10/2000	Inspected	264	PATRIOT
2/2/2000	Measured	197	PATRIOT
11/1/1984		PM	Peter M
Sign:	VERIFICATION OF VISIT NOT DATA		



USER DEFINED

Prior Id # 1:	61220
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

